



Department of Development Services
Planning Division
300 Park Avenue
Falls Church, VA 22046-3332
Phone: 703.248.5040
Fax: 703.248.5225

**PLANNING DIVISION
APPLICATION FORM**

PROJECT NAME:

West Falls Economic Development Project

Submit one form for each type:

☐ Site Plan

☐ Site Plan Amendment /
Major

☐ Site Plan Amendment /
Minor

☐ Special Exception

☐ Comp Plan Amendment

☐ Subdivision,
Consolidation
or Lot Line Adjustment

☐ Rezoning

☐ Interpretation / Planning
Director

☐ Zoning Ordinance Text
Amendment

X Special Exception Entitlement
Amendment

PROJECT DESCRIPTION:

Street Address: 7124 Leesburg Pike, Falls Church VA 22046

RPC #: 51-221-008-007

Owner of Record: City of Falls Church,
City of Falls Church School Board

APPLICANT INFORMATION:

Applicant: ☐ Owner ☐ Contract Owner ☐ Agent

Name: FCGP Development LLC by Robin Bettarel, SVP

Address: 760 Maine Avenue, SW
Washington, D.C., 20024

Business Phone: 202-499-5156

Cell Phone: 202-604-5713

E-mail: rbettarel@hoffman-dev.com

Fax: 202-686-0089

PROJECT AND PROPERTY INFORMATION:

SITE PLAN

Current Zoning:

☐ Present Development

☐ Proposed Development

of New Dwelling Units:

Commercial: _____ SF

☒ Mixed Use Development

☐ # Site Plan Waiver(s):

☐ Site Plan Resubmission

☐ Site Plan Amendment

**SUBDIVISION, CONSOLIDATION OR
LOT LINE ADJUSTMENT**

Current Zoning:

☐ Present Development

☐ Proposed Development

☐ Subdivision: ☐ SFH ☐
Commercial

☐ Consolidation

☐ Lot Line Adjustment

☐ Preliminary Plat ☐ Final
Plat

**COMP PLAN/REZONING OR
SPECIAL EXCEPTION**

Current Zoning:

Proposed Zoning:

Present Future Land Map
Designation:

X Special Revitalization Dist. for Education & Econ. Dev.

☐ Present Development

☐ Proposed Development

☐ Conditional Rezoning

☐ Other Rezoning

TOTAL SITE AREA:

SF

9.78 ACRES

APPLICANT SIGNATURE:

Robin Bettarel

(over)

Applications must be accompanied by corresponding Checklists and materials as required.

FEES: Fees are established by Ordinance of the Falls Church City Council and are due at the time of filing. Refer to current Fee Schedule for specific application fees; make checks payable to: City of Falls Church.

<i>Status of real estate and personal property taxes, liens, business license and fees:</i>			
TREASURER:	<input type="checkbox"/>	<input type="checkbox"/> Outstanding (please	Initials: _____
	Current	describe): _____	
COMM. REV:	<input type="checkbox"/>	<input type="checkbox"/> Outstanding (please	Initials: _____
	Current	describe): _____	

TOTAL FEE for this application: \$ _____

NOTE: Return Check Fee is \$50.00.

Accepted by: _____ MUNIS # _____

Planning Division Staff





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Planning Division
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TOTAL FEE for this application: \$ _____

NOTE: Return Check Fee is \$50.00.

Accepted by: _____ MUNIS # _____

Planning Division Staff





Application Number _____

CITY OF FALLS CHURCH, VIRGINIA
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
Disclosure Statement

Type or Print in Ink. Complete the following:

1. Description of the real estate affected. List the addresses of all property that is affected by the application. Provide the lot, block, section, and subdivision of all parcels only if the properties have not been subdivided.

Address(es) 7124 Leesburg Pike, Falls Church VA 22046

Lot(s) _____ Block(s) _____

Section(s) _____ Subdivision _____

2. Is the owner of said real estate, a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders?

No ☒

Yes ☐

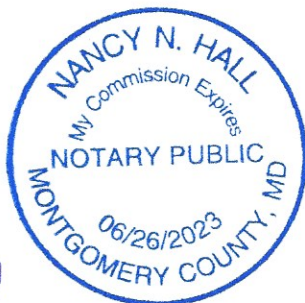
If "Yes", give the name of the corporation and skip to Item 4.

3. List the names, addresses, and nature of interest of **ALL** persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of **ALL** real parties of interest.

PARCEL ADDRESS	NAME	ADDRESS	NATURE OF INTEREST
See attached			

4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership real estate to be affected and of all the parties in interest.

State of Maryland
 County of Montgomery



[Signature]

Applicant's Signature
 FCGP Development LLC
 4800 Hampden Lane, Suite 300
 Bethesda, MD 20814

Applicant's Address

Subscribed and sworn before me this 12 day of May, 2020.

Notary Public Nancy N. Hall

My Commission Expires 06/26/2023

ATTACHMENT

City of Falls Church Disclosure Statement Attachment

The Property that comprises the Site for development will be an area of about 9.45 acres which is comprised of parcels or portions of parcels identified in the City's Land Records as:

7124 Leesburg Pike, Falls Church, VA 22046

PARCEL C-1: 51-221-008

PARCEL D – 51-221-007

and shown on the attached Plat.

Parcel D is owned in Fee by the City of Falls Church. The Property is leased to the Applicant FCGP Development LLC, such lease allowing the submission of this Special Exception Entitlement (SEE) Amendment and Special Exception Site Plan (SESP). The City of Falls Church is a legal entity created by the Charter of the City of Falls Church and the City possesses all of the powers provided by Charter and the General laws of the Commonwealth of Virginia.

The current elected members of the City of Falls Church are:

David Tarter, Mayor

Marybeth Connelly, Vice Mayor

Phil Duncan, Council Member

Letty Hardi, Council Member

Ross Litkenhous, Council Member

David F. Snyder, Council Member

Debbie Hiscott, Council Member

The City Manager is Wyatt Shields.

The City Clerk is Celeste Heath, CMC.

Parcel C is owned in fee by the City of Falls Church School Board. The School Board is a legal entity created by the Charter of the City of Falls Church and possesses all of the powers provided by Charter and the General laws of the Commonwealth of Virginia.

The current elected members of the School Board are:

Shannon Litton, Chair

Laura Downs, Vice Chair

Greg Anderson, Member

Susan Dimock, Member

Edwin Henderson, Member

Phil Reitingner, Member
Sonia Ruiz- Bolanos, Member
Elisabeth Snyder, Student Representative

The Superintendent of Schools is Dr. Peter Noonan

Identification of Applicant FCGP Development LLC

The Applicant is “FCGP Development LLC”. Please see attached organizational chart.

Authorized Representative of Applicant:

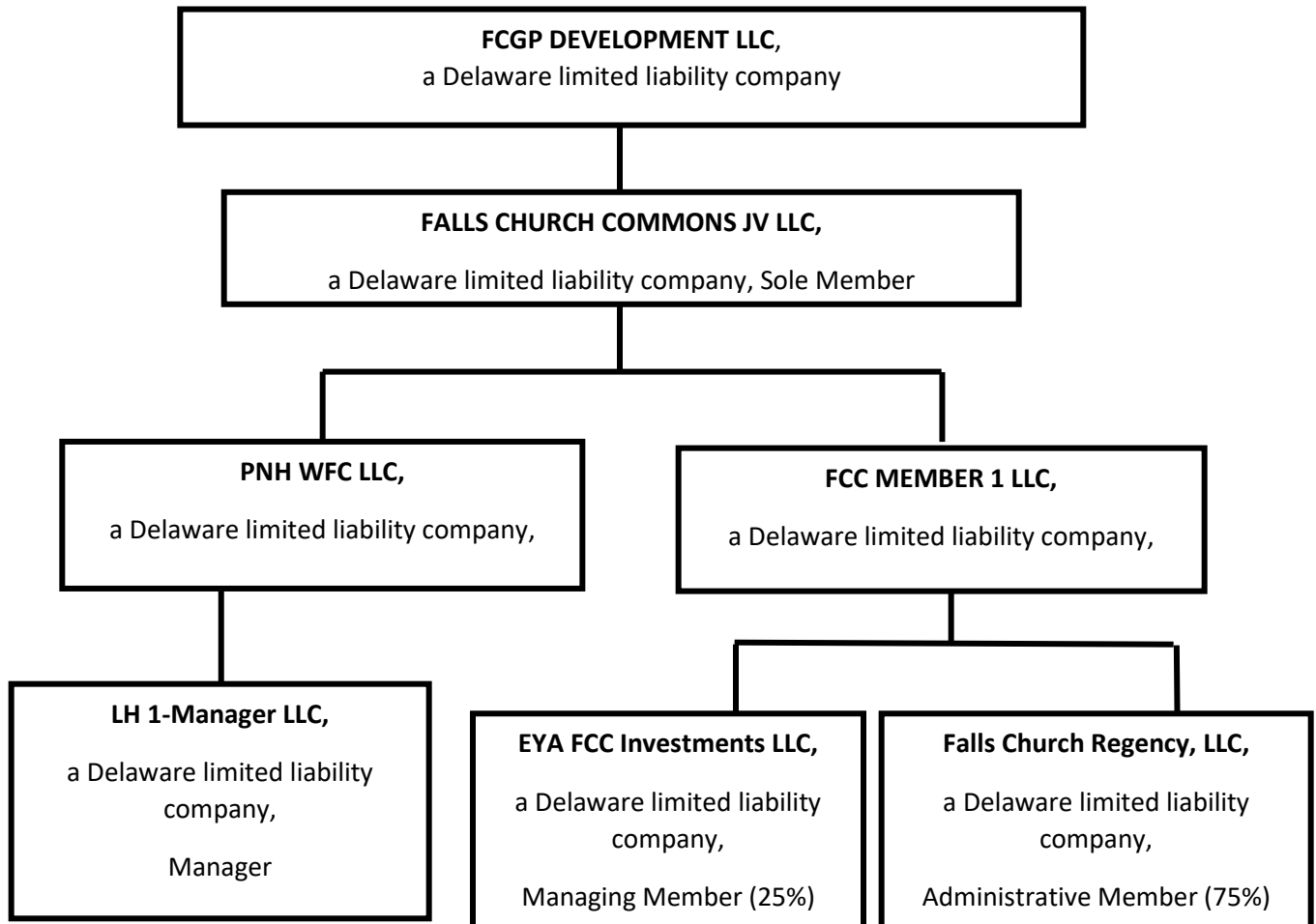
The lead person and authorized representative of FCGP Development LLC is Evan Goldman, Executive Vice President of EYA.

The land use attorney for this application is:

David R. Lasso, Partner in the Firm of Baskin, Jackson & Lasso, PC,
301 Park Avenue
Falls Church Virginia 22046
david.lasso@baskinjakson.com,
Office (703) 534-3610
Fax (703) 534-7315
Cell (703) 801-1608

ORGANIZATIONAL CHART

FALLS CHURCH COMMONS JV LLC



OWNER'S CERTIFICATE

THE PLATTING OR DEDICATION OF THE PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. IT IS FURTHER AGREED THAT IRON PIPE WILL BE SET AT ALL PROPERTY CORNERS AS REQUIRED BY STATE AND LOCAL ORDINANCES AND REGULATIONS UNDER THE SUPERVISION OF A VIRGINIA LAND SURVEYOR.

BY: SCHOOL BOARD OF THE CITY OF FALLS CHURCH, VIRGINIA
(DBA THE FALLS CHURCH CITY SCHOOL BOARD)

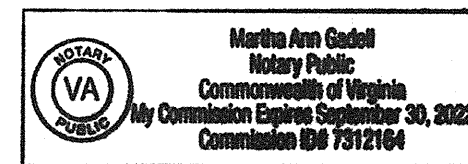
NAME: Peter Noonan DATE: 07/03/19
TITLE: Superintendent

COMMONWEALTH OF VIRGINIA
CITY OF FALLS CHURCH

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AND CITY SHOWN ABOVE, DO HEREBY CERTIFY THAT THE ABOVE NAMED OWNER(S) DID PERSONALLY APPEAR BEFORE ME AND ACKNOWLEDGE THE ABOVE STATEMENT TO BE THE ACT AND DEED OF SAME.

GIVEN UNDER MY HAND THIS 3 DAY OF July 2019

NAME: Martina Ann Gadel DATE: 9-30-2022
NOTARY PUBLIC MY COMMISSION EXPIRES



BY: THE CITY OF FALLS CHURCH, VIRGINIA

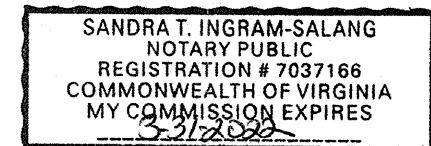
NAME: Wyatt Shields DATE: July 3, 2019
TITLE: City Manager

COMMONWEALTH OF VIRGINIA
CITY OF FALLS CHURCH

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AND CITY SHOWN ABOVE, DO HEREBY CERTIFY THAT THE ABOVE NAMED OWNER(S) DID PERSONALLY APPEAR BEFORE ME AND ACKNOWLEDGE THE ABOVE STATEMENT TO BE THE ACT AND DEED OF SAME.

GIVEN UNDER MY HAND THIS 3rd DAY OF July 2019

NAME: Sandra J. Ingram-Salang DATE: 3-31-2022
NOTARY PUBLIC MY COMMISSION EXPIRES



OWNERSHIP INFORMATION

SCHOOL BOARD OF THE CITY OF FALLS CHURCH, VIRGINIA
(DBA THE FALLS CHURCH CITY SCHOOL BOARD)
150 S. WASHINGTON STREET, SUITE 400
FALLS CHURCH, VIRGINIA 22046

CITY OF FALLS CHURCH, VIRGINIA
300 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046

CITY OF FALLS CHURCH, VIRGINIA

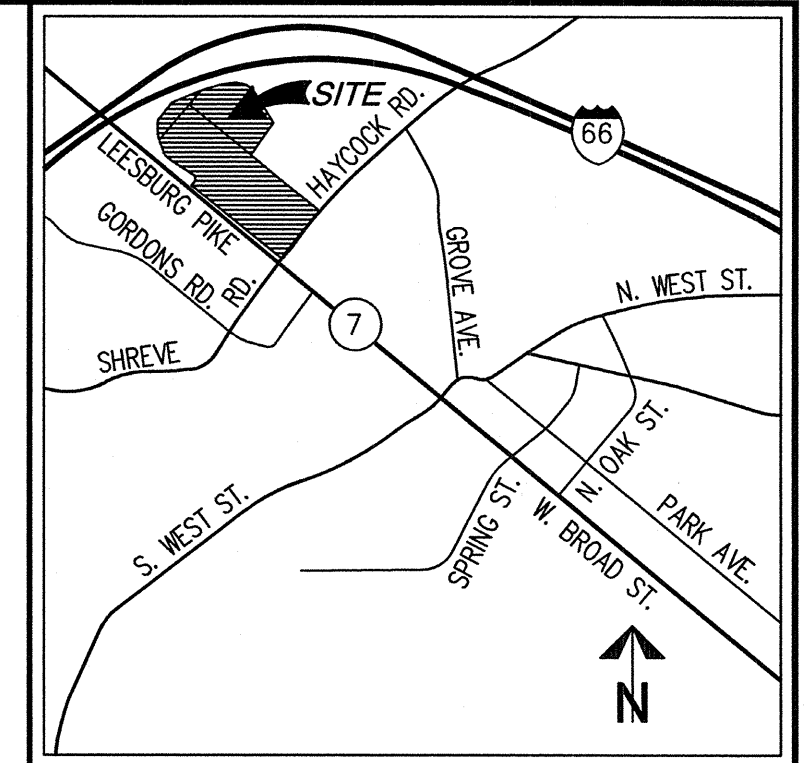
APPROVED BY PLANNING COMMISSION

DATE June 3, 2019

NAME: Greg Ric VICE-CHAIRMAN
DATE July 8, 2019

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF FALLS CHURCH, VIRGINIA, AS REAL PROPERTY CODE (RPC) NUMBERS: 51-221-001, 51-221-002, AND 51-221-003, ALL ZONED B-2.
2. THE OWNERS AND SUBDIVIDER OF THESE PROPERTIES ARE:
SCHOOL BOARD OF THE CITY OF FALLS CHURCH, VIRGINIA (DBA THE FALLS CHURCH CITY SCHOOL BOARD); AND THE CITY OF FALLS CHURCH, VIRGINIA.
3. THIS PROPERTY IS SUBJECT TO ALL DEDICATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS EXISTING IN THE CHAIN OF TITLE.
4. THIS PLAT IS BASED ON THE BOUNDARY SURVEY PERFORMED BY THIS FIRM IN MARCH, 2018.
5. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER DF9217; ZDC1 DC WAAS 1 CORS ARP. THE COMBINED SCALE FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994706. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.



VICINITY MAP

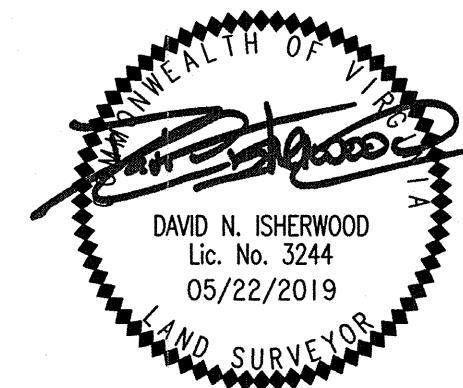
SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

I, DAVID N. ISHERWOOD, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LAND SHOWN HEREON IS NOW IN THE NAME OF THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH, VIRGINIA (DBA THE FALLS CHURCH CITY SCHOOL BOARD) AS RECORDED IN DEED BOOK 733 AT PAGE 330 AND THE CITY OF FALLS CHURCH, VIRGINIA AS RECORDED IN DEED BOOK 1506 AT PAGE 350 AND IN DEED BOOK 2635 AT PAGE 342 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO THE VIRGINIA COORDINATE SYSTEM: VCS 1983 - NORTH ZONE.

GIVEN UNDER MY HAND THIS 22ND DAY OF MAY, 2019.



AREA TABULATION

PARCEL A 364,519 SQ.FT. OR 8.3682 ACRES
PARCEL B 69,688 SQ.FT. OR 1.5998 ACRES
PARCEL C 663,593 SQ.FT. OR 15.2340 ACRES
PARCEL D 411,671 SQ.FT. OR 9.4507 ACRES
TOTAL 1,509,471 SQ.FT. OR 34.6527 ACRES

PLAT SHOWING

BARRETT'S HILL SUBDIVISION

BEING A CONSOLIDATION AND RESUBDIVISION OF THE PROPERTIES OF
SCHOOL BOARD OF THE CITY OF FALLS CHURCH, VIRGINIA
(DBA THE FALLS CHURCH CITY SCHOOL BOARD)
AND
THE CITY OF FALLS CHURCH, VIRGINIA
CITY OF FALLS CHURCH, VIRGINIA

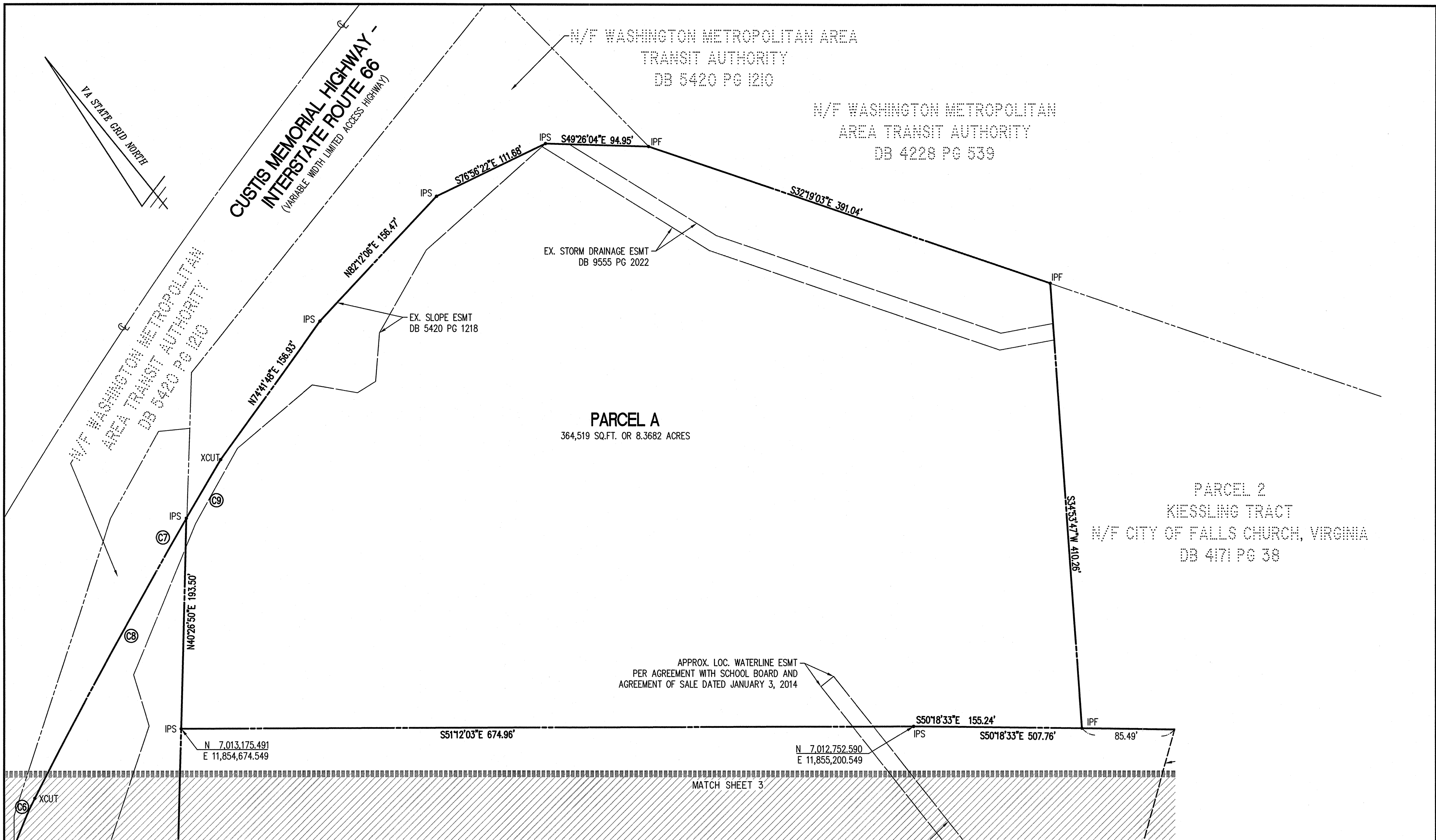
WALTER L. PHILLIPS
INCORPORATED ESTABLISHED 1945

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: 1"= 60'

DATE: MAY 22, 2019

SHEET: 1 OF: 4



CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W
C2	61.47'	102.47'	95°30'57"	67.69'	91.01'	N09°06'27"W
C3	347.65'	55.99'	09°13'38"	28.05'	55.93'	N52°15'06"W
C4	522.96'	124.97'	13°41'31"	62.78'	124.67'	N04°30'15"W
C5	359.26'	55.38'	08°49'53"	27.74'	55.32'	N06°45'27"E
C6	347.65'	48.98'	08°04'21"	24.53'	48.94'	N62°03'10"E
C7	5,670.71'	354.51'	03°34'55"	177.31'	354.46'	N67°52'48"E
C8	5,670.71'	292.22'	02°57'09"	146.14'	292.19'	N67°33'55"E
C9	5,670.71'	62.29'	00°37'46"	31.15'	62.29'	N69°21'23"E
C10	50.00'	79.83'	91°28'44"	51.31'	71.62'	S82°54'40"W
C11	156.50'	14.73'	05°23'29"	7.37'	14.72'	N50°19'45"W
C12	2,885.42'	8.52'	00°10'09"	4.26'	8.53'	N53°06'41"W

LEGEND

IPF..... IRON PIN FOUND
 IPS..... IRON PIN SET
 NS..... NAIL SET
 XCUT..... CHISELED "X" SET

PLAT SHOWING
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 BEING A CONSOLIDATION AND RESUBDIVISION OF THE PROPERTIES OF
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 (DBA THE FALLS CHURCH CITY SCHOOL BOARD)
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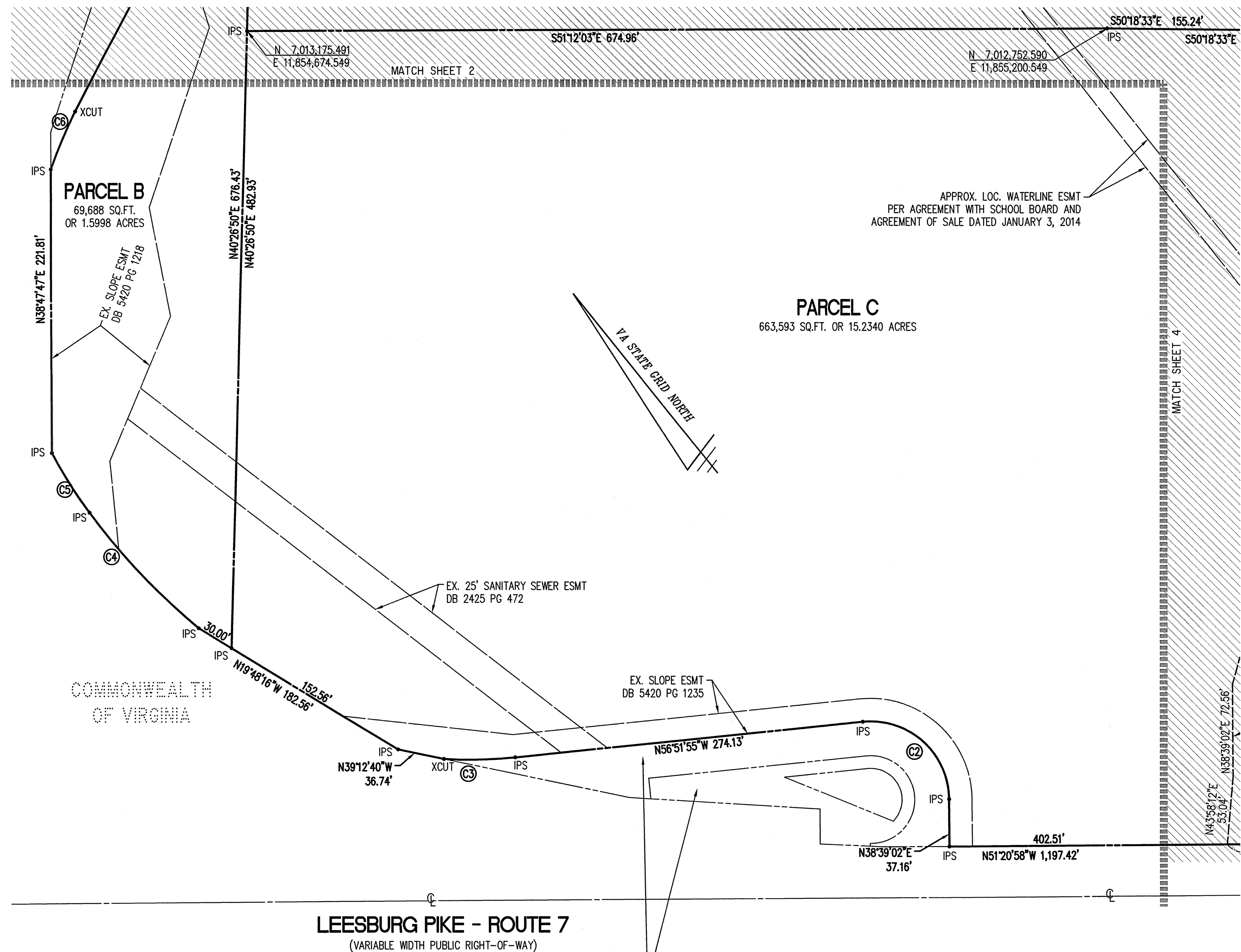
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DAVID N. ISHERWOOD
 Lic. No. 3244
 05/22/2019
 LAND SURVEYOR

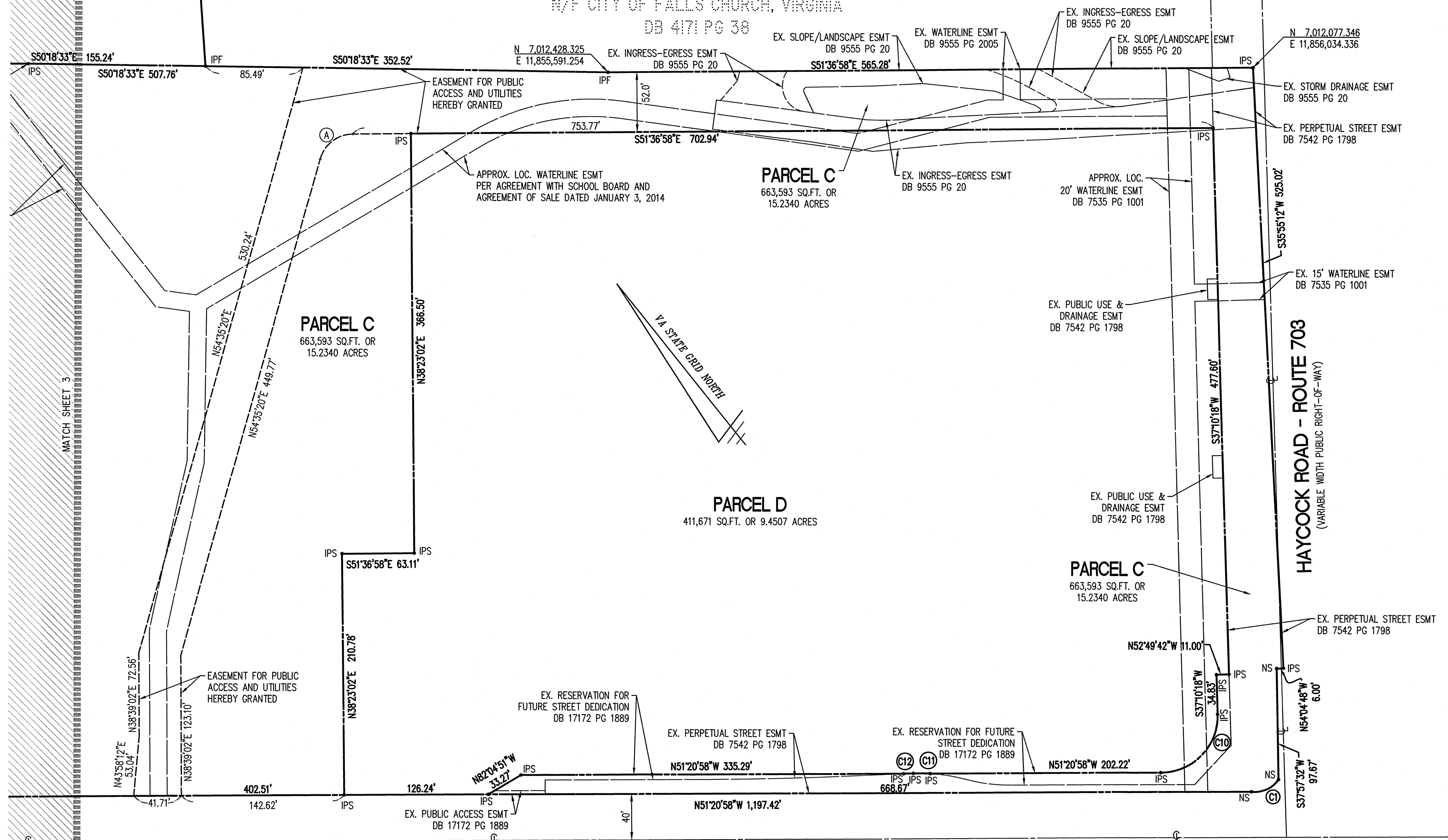
SCALE: 1" = 60'

DATE: MAY 22, 2019

SHEET: 2 OF: 4



PARCEL 2, KIESSLING TRACT
N/F CITY OF FALLS CHURCH, VIRGINIA
DB 4171 PG 38



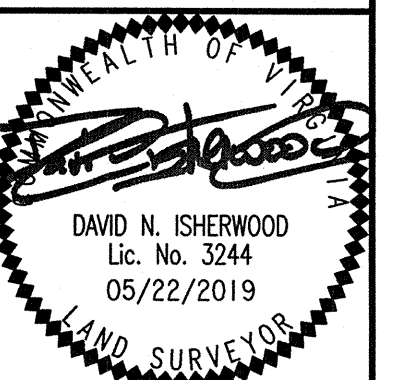
LEESBURG PIKE - ROUTE 7
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

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AND
THE CITY OF FALLS CHURCH, VIRGINIA
CITY OF FALLS CHURCH, VIRGINIA

CURVE TABLE						
NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
A	30.00'	38.64'	73°47'42"	22.52'	36.02'	S88°30'49"E

LEGEND
 IPF..... IRON PIN FOUND
 IPS..... IRON PIN SET
 NS..... NAIL SET
 XCUT..... CHISELED "X" SET

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DATE: MAY 22, 2019

SHEET: 4 OF: 4

DWG FILE NAME: 13016R-01